

WARRANTY DEED

BOOK 301 PAGE 790

STATE MS. - DE SOTO CO.

THIS INSTRUMENT WAS PREPARED BY

JUN 7 10 57 AM '96

George T. Brannon
7700 Poplar Avenue Suite 213
Germantown, TN 38138
(901) 753-2300

BK 301 PG 790
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into as of the 31st day of May, 1996 by and between

Art Brickey ,

hereinafter referred to as Grantor, and

Darryl L. Moyer and Ashly A. Moyer, husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DeSoto County, MS, State of Tennessee:

Lot 35, Summers Place Subdivision in Section 12, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 44, Pages 21-24, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property and being the same property conveyed to the Grantor by Warranty Deed of record in Deed Book 293, Page 350, in said Chancery Clerk's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 44, Page 21; Declaration of Covenants, Conditions and Restrictions of record in Book 263, Page 395 and Protective Covenants of Summers Place of record in Book 263, Page 412 as amended in Book 266, Page 571 and Book 266, Page 593, all in said Clerk's Office and 1996 DeSoto county taxes, not yet due and payable, which party of the second part hereby assumes and agrees to pay.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

as set out above

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Art Brickey

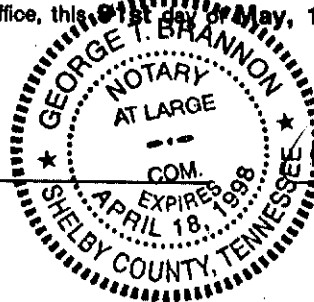
 Art Brickey

INDIVIDUAL

STATE OF TENNESSEE,)
 COUNTY OF SHELBY)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Art Brickey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 1996.



Commission Expiration: _____

 Notary Public

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$180,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]

 Affiant

GRANTOR'S ADDRESS:

Art Brickey
 7784 Hunters Run Drive
 Germantown, TN 38138
 Home No# (901) 758-2052
 Work No# (901) 758-2052

GRANTEE'S ADDRESS:

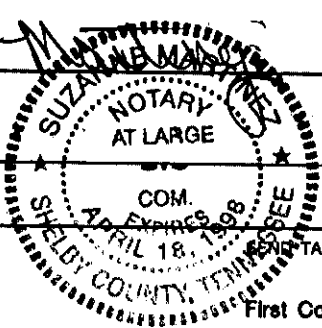
Darryl L. & Ashly A. Moyer
 4465 Summers Place Drive
 Olive Branch, MS 38654
 Home No# (601) 895-5070
 Work No# (901) 397-4377

Subscribed and sworn to before me this **31st** day of **May**, 1996.

[Signature]

 Notary Public

Commission Expiration: _____



RETURN TO:

George T. Brannon
 7700 Poplar Avenue Suite 213
 Germantown, TN 38138

FOR TAX BILLS TO:

First Commercial Mortgage Company
 6263 Poplar Avenue
 Memphis, Tennessee 38119

PROPERTY ADDRESS & Property Owner:
 Darryl L. & Ashly A. Moyer
 4465 Summers Place Drive
 Olive Branch, MS 38654

MAP PARCEL NUMBER
 2071-1207.0-00035.00